

1
2 A RESOLUTION FINDING, DETERMINING
3 AND RATIFYING AN INDUCEMENT RESOLUTION
4 OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION
5 AUTHORIZING THE ISSUANCE AND SALE OF
6 \$100,000.00 ECONOMIC REVENUE BONDS OF THE
7 CITY OF FORT WAYNE, INDIANA,
8 FOR THE PURPOSE OF INDUCING THE APPLICANT,
9 (CSC REALTY, PROJECT)
10 TO PROCEED WITH THE ACQUISITION,
11 CONSTRUCTION AND EQUIPPING OF THE PROJECT.

12 WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer")
13 is authorized by I.C. §18-6-4.5 (the "Act") to issue revenue
14 bonds for the financing of economic development facilities,
15 the funds from said financing to be used for the acquisition,
16 construction and equipping of said facilities, and said faci-
17 lities to be either sold or leased to another person or dir-
18 ectly owned by another person; and

19 WHEREAS, CSC REALTY (the "Applicant") has advised the
20 Fort Wayne Economic Development Commission and the Issuer
21 that it proposes that the Issuer sell or lease economic
22 development facilities to the Applicant or loan proceeds of
23 an economic development financing to the Applicant for the
24 same purpose, said economic development facility to be the
25 completion of the construction of a two-story office building
26 for purposes of acquiring additional space and employment of
27 additional persons, located at 3737 Lake Avenue, Fort Wayne,
28 Allen County, Indiana (the "Project"), which is already under
29 construction as an economic development facility pursuant to
30 prior action by this Council, the Issuer and the Fort Wayne
31 Economic Development Commission; and

32 WHEREAS, the diversification of industry and an increase
of approximately 3-5 job opportunities immediately, with an
approximate annual payroll of \$50,000.00, and an increase of
7-10 job opportunities within three years, with an approximate
annual payroll of \$100,000.00, which result will be of public
benefit to the health, safety and general welfare of the Issuer
and its citizens; and

1 WHEREAS, having received the advice of the Fort Wayne
2 Economic Development Commission, it appears to this Council
3 that the financing of the Project would be of public benefit
4 to the health, safety and general welfare of the Issuer and
5 its citizens; and

6 WHEREAS, the acquisition and construction of the facility
7 will not have an adverse effect on any similar facility al-
8 ready constructed or operating in or about Fort Wayne,
9 Indiana.

10 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
11 THE CITY OF FORT WAYNE, INDIANA:

12 SECTION 1. The Common Council finds, determines, rati-
13 fies and confirms that the promotion of diversification of
14 economic development and job opportunities in and near Fort
15 Wayne, Indiana and in Allen County, is desirable to pre-
16 serve the health, safety and general welfare of the citi-
17 zens of the Issuer; and that it is in the public interest
18 the Fort Wayne Economic Development Commission and said
19 Issuer take such action as it lawfully may to encourage
20 diversification of industry and promotion of job oppor-
21 tunities in and near said Issuer.

22 SECTION 2. The Common Council further finds, determines,
23 ratifies and confirms that the issuance and sale of revenue
24 bonds under the Act in an amount not to exceed \$100,000.00
25 of the Issuer for the acquisition, construction and equipping
26 of the Project and the sale or leasing of the Project to the
27 Applicant for such purposes will serve the public purpose
28 referred to above, in accordance with the Act.


29 SECTION 3. In order to induce the Applicant to proceed
30 with the acquisition, construction and equipping of the Pro-
31 ject, the Common Council hereby finds, determines, ratifies
32 and confirms that (i) it will take or cause to be taken such
 actions pursuant to the Act as may be required to implement

1 the aforesaid financing, or as it may deem appropriate in
2 pursuance thereof, provided that all of the foregoing shall
3 be mutually acceptable to the Issuer and the Applicant; and
4 (ii) it will adopt such ordinances and resolutions and auth-
5 orize the execution and delivery of such instruments and the
6 taking of such action as may be necessary and advisable for
7 the authorization, issuance and sale of said economic develop-
8 ment bonds.

9 SECTION 4. All costs of the Project incurred after the
10 passage of this Inducement Resolution, including reimburse-
11 ment or repayment of the Applicant of monies expended by the
12 Applicant for planning, engineering, interest paid during
13 construction, underwriting expenses, attorney and bond counsel
14 fees, acquisition, construction and equipping of the Project
15 will be permitted to be included as part of the bond issue
16 to finance said Project, and the Issuer will thereafter either
17 sell or lease the same to the Applicant or loan the proceeds
18 of such financing to the Applicant for the same purposes.

19 
20 COUNCILMAN

21
22 APPROVED AS TO FORM AND LEGALITY

23 
24 David B. Keller, Attorney for
25 the Fort Wayne Economic Development
26 Commission

27 Dated this 23rd day of June, 1981.
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Read the first time in full and on motion by V. Schmidt, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on 6-23-81, 1981, at o'clock M., E.S.T.

DATE: 6-23-81

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by V. Schmidt, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOSE~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GIAQUINTA</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>NUCKOLS</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT, D.</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT, V.</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHOMBURG</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>X</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 7-14-81

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE- (RESOLUTION) No. B-48-81 on the 14th day of July, 1981.

Charles W. Westerman ATTEST:
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)
John Nuckols
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of July, 1981, at the hour of 11:30 o'clock A. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 20th day of July, 1981, at the hour of 11 o'clock A. M., E.S.T.

Winfield C. Moses, Jr.
WINFIELD C. MOSES, JR.
MAYOR

BILL NO. R-81-06-32

REPORT OF THE COMMITTEE ON FINANCE .

WE, YOUR COMMITTEE ON Finance TO WHOM WAS REFERRED AN
ORDINANCE A RESOLUTION FINDING, DETERMINING AND RATIFYING AN INDUCEMENT
RESOLUTION OF THE FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION AUTHORIZING
THE ISSUANCE AND SALE OF \$100,000.00 ECONOMIC REVENUE BONDS OF THE CITY
OF FORT WAYNE, INDIANA, FOR THE PURPOSE OF INDUCING THE APPLICANT,
(CSC REALTY, PROJECT) TO PROCEED WITH THE ACQUISITION, CONSTRUCTION
AND EQUIPPING OF THE PROJECT

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE *100* PASS.

VIVIAN G. SCHMIDT, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

MARK E. GiaOUINTA

PAUL M. BURNS

ROY J. SCHOMBURG

ORDINANCE By PASS.
Clivian L. Schmit

Franklin

Mark E. G. [Signature]

San Francisco

Ky Acharya

7-14-81 CONCURRED IN
DATE _____ CHARLES W. WESTERMAN, CITY CLERK

INDUCEMENT RESOLUTION OF
FORT WAYNE ECONOMIC DEVELOPMENT COMMISSION
ON APPLICATION OF
CSC REALTY PROJECT

WHEREAS, the City of Fort Wayne, Indiana, (the "Issuer") is authorized by Indiana Code §18-6-4.5 (the "Act") to issue revenue bonds for the financing of economic development facilities, the funds from said financing to be used for the acquisition, construction and equipping of said facilities, and said facilities to be either sold or leased to the user or developer; and

WHEREAS, CSC REALTY (the "Applicant"), has filed its Application with the Fort Wayne Economic Development Commission (the "Commission"); and

WHEREAS, Applicant has advised the Commission that it proposes that the Issuer issue economic development revenue bonds and that the proceeds thereof (1) either be used by the Issuer to acquire, construct and equip an economic development facility and sell or lease the same to the Applicant; or (2) that such proceeds be loaned to the Applicant for the same purposes; and

WHEREAS, the economic development facility is the construction of a new office building for purposes of acquiring additional space and employment of additional persons, located at 2314 Lake Avenue, Fort Wayne, Allen County, Indiana, (the "Project"); and

WHEREAS, the diversification of industry and increase of job opportunities to be achieved by the completion of the Project will be of public benefit to the health, safety and general welfare of the Issuer and its citizens; and

WHEREAS, it would appear that the financing of the Project would be of public benefit to the health, safety and general welfare of the Issuer and its citizens or the citizens of Allen County, Indiana; and

WHEREAS, the acquisition, constructing and equipping of the facility will not have an adverse competitive effect on any similar facility already constructed or operating in Allen County, Indiana.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION AS FOLLOWS:

1. The Commission hereby finds and determines that the promotion of diversification of economic development and job opportunities in Fort Wayne, Indiana, is desirable to preserve the health, safety and general welfare of the citizens of the Issuer, and that it is in the public interest that the Commission and the Issuer take such action as they lawfully may to encourage economic development, diversification of industry and promotion of job opportunities in and near the Issuer.

2. The Commission hereby finds and determines that the issuance and sale of economic development revenue bonds of the Issuer in an amount of approximately \$100,000 for the acquisition, construction and equipping of the Project and the sale or leasing of the Project to the Applicant or the loan of the proceeds of the revenue bonds to the Applicant, will serve the public purposes referred to above, in accordance with the Act.

3. In order to induce the Applicant to proceed with the acquisition, construction and equipping of the Project, the Commission hereby finds and determines that (i) it will take of cause to be taken such actions pursuant to the Act as may be required to implement the aforesaid financing or as it may deem appropriate to said end; provided that all of the foregoing shall be mutually acceptable to the Issuer and the Applicant; and (ii) it will adopt such resolutions and authorize the execution and delivery of such instruments and


the taking of such action as may be necessary and advisable for the authorization, issuance and sale of said economic development revenue bonds.

4. All costs of the Project which may be financed under the Act will be permitted to be included as part of the bond issue to finance the Project, and the Issuer will sell or lease the Project to the Applicant or loan the proceeds from the sale of the bonds to the Applicant for the same purposes.

ADOPTED this 18th day of June, 1981.

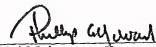
FORT WAYNE ECONOMIC DEVELOPMENT
COMMISSION



Sidney R. Sheray

Timothy Borne

Charles M. Henry



Phillip A. Howard

REPORT OF THE FORT WAYNE ECONOMIC DEVELOPMENT
COMMISSION CONCERNING THE PROPOSED FINANCING
OF ECONOMIC DEVELOPMENT FACILITIES FOR
CSC Realty

Having been furnished certain data by the above applicant, and having had discussions with representatives of said applicant, the Fort Wayne Economic Development Commission now submits the following report pursuant to Indiana Code 18-6-4.5-16.

Description of Proposed Facilities

Two story office building to be located at 3737 Lake Avenue within the city
limits of Fort Wayne in Allen County Indiana.

Estimate of Public Services Required

All public services, including water and sewage, now exist. No public facilities will be made necessary on account of the proposed facilities.

Total Project Cost

The total project cost for the purchase, construction and equipping of the facilities is estimated to be \$100,000.00, including costs of issuance of the economic development revenue bonds.

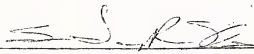
Number of Jobs and Estimated Payroll

It is anticipated there will be approximately 3-5 (immed.)/7-10 (3 yrs) new jobs created by this project with an estimated payroll increase of approximately \$50,000. (immed.) annually. / \$100,000 (3 yrs.)


Adverse Competitive Effect

The construction of the facilities will not have an adverse competitive effect on any similar facilities already constructed or operating in or near Fort Wayne, Indiana.

Dated this 18 day of June, 1981.



Sidney Sheray



Timothy Borne

Charles Henry



Phil Howard

DIGEST SHEET

G-81-06-320

TITLE OF ORDINANCE: Inducement Resolution for an Issue of \$100,000.00DEPARTMENT REQUESTING ORDINANCE: Economic Development Commission

SYNOPSIS OF ORDINANCE: The completion of the construction of a new
office building for purposes of acquiring additional space and
employment of additional persons, located at 2314 Lake Avenue,
Fort Wayne, Indiana.

EFFECT OF PASSAGE: The completion of the construction of a new
office building for purposes of acquiring space and employment of
additional persons.

EFFECT OF NON-PASSAGE: None of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): None

ASSIGNED TO COMMITTEE (PRESIDENT): _____